

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:

Kayla M. Weldon
6431 Highway 85
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWENTY THOUSAND AND 00/100 DOLLARS (\$20,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Barrie Creed Hoyle, a single individual

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

Kayla M. Weldon

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:


Commencing at the Southeast corner of the Southwest quarter of the Northwest quarter, Section 14, Township 19, Range 2 East and run South along the East border of Northwest quarter of Southwest quarter of said section, 98 feet for a point of beginning of a lot hereby conveyed; run thence westerly parallel with the North boundary of said Northwest Quarter of Southwest Quarter 220.5 feet; run thence South and parallel with the East boundary of said Northwest Quarter of Southwest Quarter 116 feet; run thence East and parallel with the North boundary of said Northwest Quarter of Southwest Quarter 220.5 feet the East boundary of said Northwest Quarter of Southwest Quarter; run thence North on said East boundary 116 feet to point of beginning.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, excutors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of June, 2024.

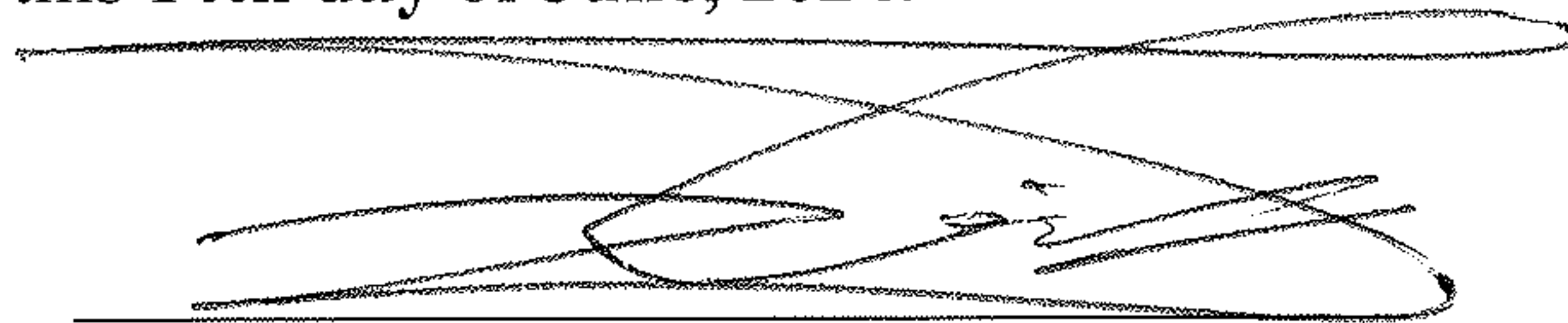

Barrie Creed Hoyle

STATE OF ALABAMA

COUNTY OF JEFFERSON

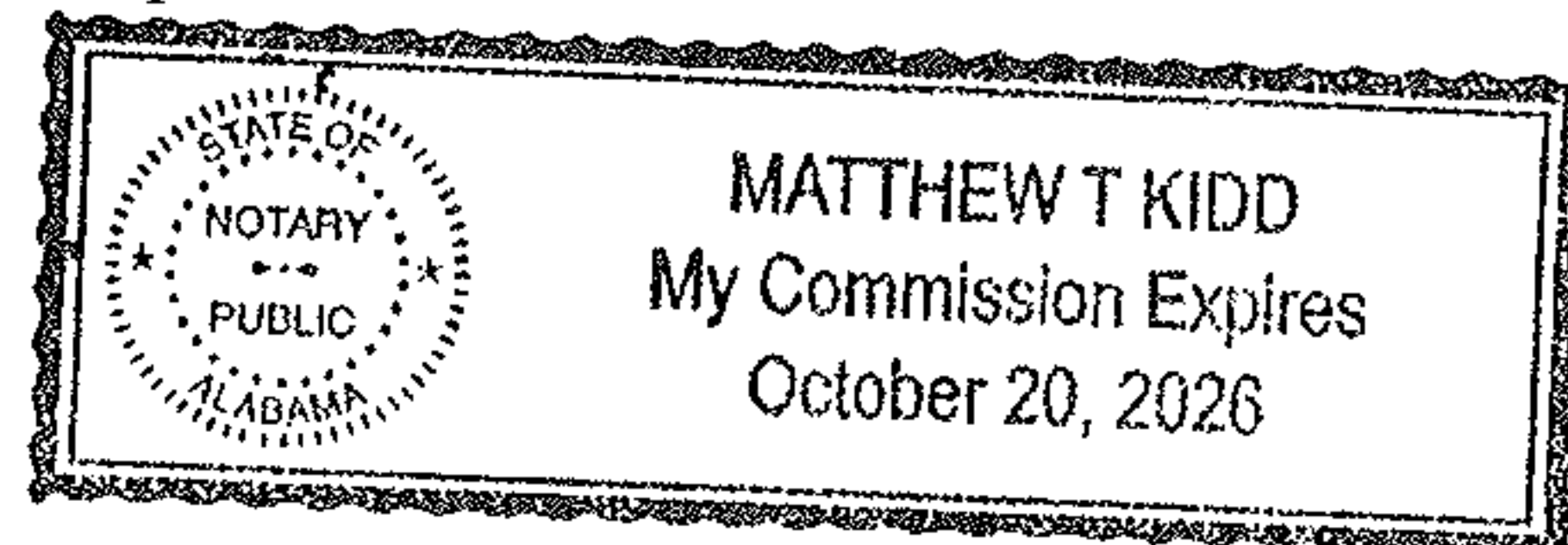
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Barrie Creed Hoyle**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **14th day of June, 2024.**



Notary Public

My Commission Expires:



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Barrie Creed Hoyle
Mailing Address P.O. Box 90 Vincent, AL 35178
Property Address 6405 Highway 85 Vincent, AL 35178

Grantee's Name Kayla M. Weldon
Mailing Address 6431 Highway 85 Vincent, AL 35178
Date of Sale June 26, 2024
Total Purchase Price \$20,000.00
Or
Actual Value \$
Or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale Appraisal
Sales Contract Other:
Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date Print McKenzie Barnes
Unattested Sign (Grantor/Grantee/ Owner/Agent) circle one

(verified by) Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 06/27/2024 12:08:05 PM \$48.00 LAURA 20240627000193130



Allen S. Barnes